

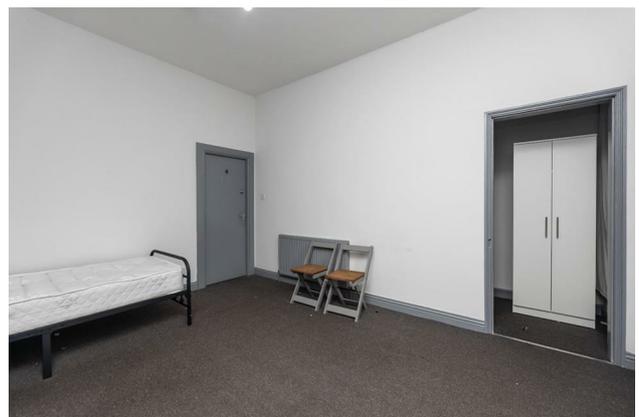
HUNTERS[®]

HERE TO GET *you* THERE

32 Grange Street, Wakefield, WF2 8TF

£185,000

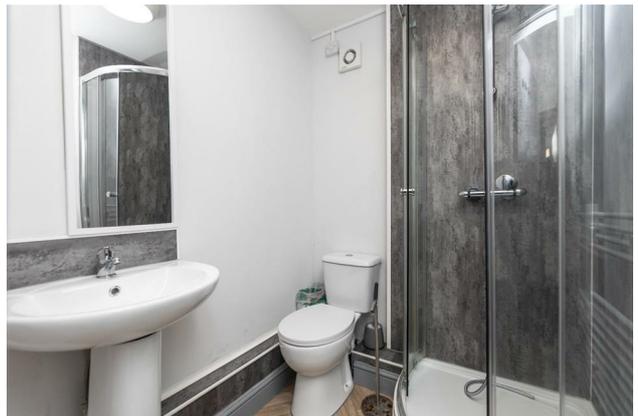
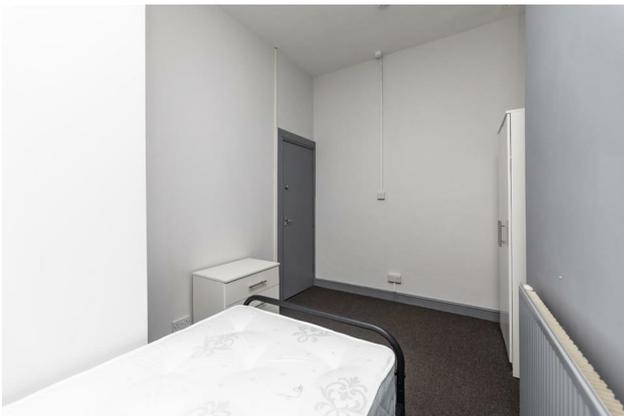
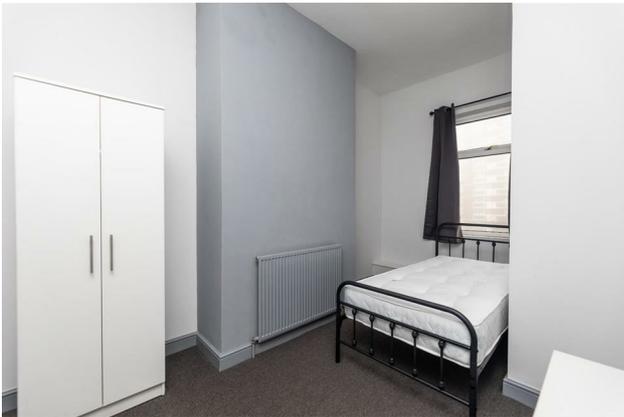
Property Images



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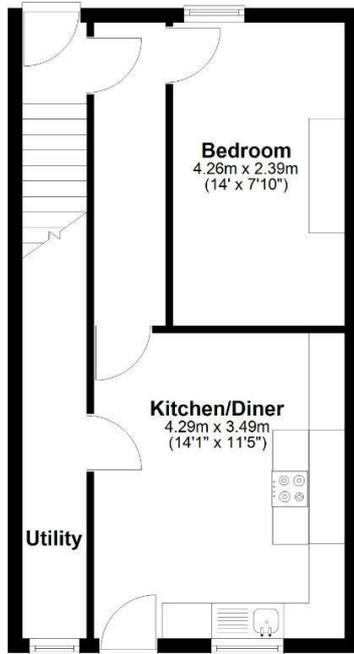
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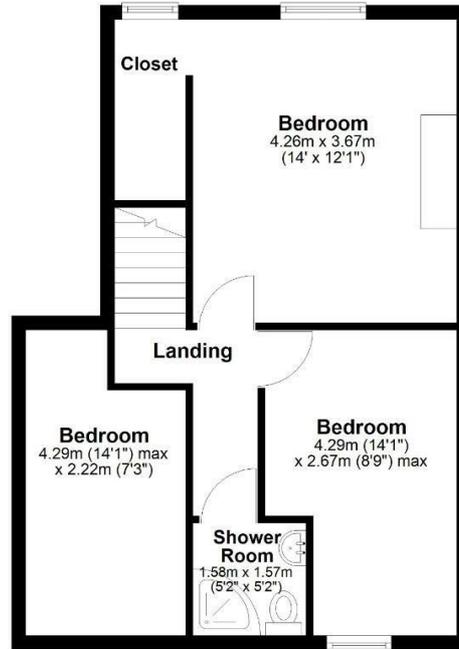
Ground Floor

Approx. 38.8 sq. metres (417.8 sq. feet)



First Floor

Approx. 46.5 sq. metres (500.2 sq. feet)

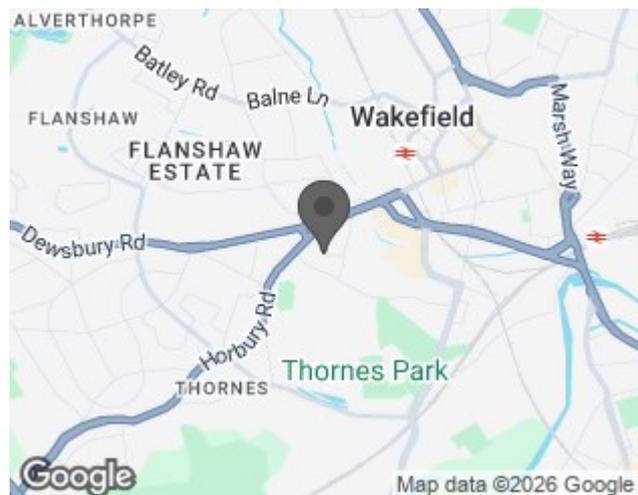


Total area: approx. 85.3 sq. metres (917.9 sq. feet)

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Map



Details

Type: House - Mid Terrace Beds: 4 Bathrooms: 1 Receptions: 1
Tenure: Freehold

THE SETTING:

Situated in a popular and well-established residential area of Wakefield, Grange Street offers an ideal balance of everyday convenience and suburban calm. Residents benefit from a selection of nearby shops, supermarkets, cafés, and essential services, all within a short distance. The area is also well served by reputable schools, making it particularly attractive to families. For commuters, the location is a real highlight. Excellent road links provide straightforward access to Wakefield city centre, Leeds, and surrounding towns, while nearby rail connections offer regular services for those travelling further afield. Public transport options are readily available, ensuring easy day-to-day travel. Green spaces and countryside walks are close at hand, perfect for outdoor activities, dog walking, or simply unwinding, while Wakefield's vibrant cultural scene, restaurants, and leisure facilities are just a short drive away.

THE PROPERTY

This property offers remarkable versatility, making it ideal as a family home, investment opportunity, or house of multiple occupancy (please contact the office and speak to our lettings department for more information on the buy to let opportunities on offer) The ground floor begins with a welcoming hallway, perfect for storing shoes, bags, and coats. The current living room is set up as a bedroom to suit HMO use, comfortably accommodating a single bed, wardrobe, and chest of drawers. If the wall separating this room from the hallway was to be removed, it transforms into a spacious living area with ample space for a sofa and TV unit. The kitchen-diner is well-equipped with a range of wall and base units, integrated cooking appliances, and room for a four-seater dining table. An adjoining storage area, currently used as a utility room, adds further practicality.

Upstairs, you will find three generously sized bedrooms. The main bedroom easily accommodates a double bed and includes a built-in storage cupboard. Bedrooms two and three are both spacious, with ample room for single beds, wardrobes, and drawers. Lastly, is the bathroom, comprising a wc, wash basin and cubicle shower.

OUTSIDE SPACE:

To the front of the property is on street parking and to the rear is a fully paved low maintenance enclosed garden.

In summary, this property is ideal as a starter home, investment, or family residence. Contact us today to arrange your viewing and discover all that this charming home has to offer.

HUNTERS are delighted to introduce to the market this three, potentially four bedroom mid terraced property situated in the sought-after location of Grange Street, Wakefield.

The property briefly comprises of living room (potential bedroom) modern kitchen, two well-proportioned bedrooms, and a stylish bathroom.

Viewing is essential to appreciate the property's space and style.

Features

• RECENTLY REFURBISHED THROUGHOUT • INVESTMENT OPPORTUNITY • MODERN THROUGHOUT • 3/4 BEDROOMS • PAVED REAR GARDEN • VERSATILE LIVING SPACE • LONG TERM LET • FREEHOLD • COUNCIL TAX BAND: A • EPC RATING: D